BTEC Assignment Brief

Qualification	Pearson BTEC International Level 3 Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Extended Diploma in Construction and the Built Environment
Unit number and title	**Unit 24: Conversion, Adaptation and Maintenance in Buildings**
Learning aim(s) (For NQF only)	**B:** Develop a maintenance plan for a property **C:** Develop a scheme design and specification for the conversion and adaptation of a property.
Assignment title	Maintenance planning for properties and developing a scheme design for converting and adapting a property.
Assessor	
Issue date	
Hand in deadline	

Vocational Scenario or Context	You have been employed as a trainee building design engineer in a local office of a large property investment company. The team you are working with looks for opportunities to convert and adapt old buildings to more modern and efficient buildings, which meet the needs of today's and future generations. The type of projects the company works on includes housing, offices, retail and hotels. There is a demand for more affordable housing and the company is looking for investment and development opportunities.

Task 1	To help with your progression within the company and as part of your training to enhance your knowledge your mentor has asked you to research how different approaches to maintenance can preserve and extend the life of properties. To support this work you must also outline the different levels of maintenance intervention available. Having demonstrated your knowledge your mentor has asked you to produce a maintenance plan for a property the company has recently purchased. Finally reflect on the maintenance requirements and the maintenance plan, and their impact in preserving and extending the life of the property. **Property Details** • Detached 4-bedroom house. • Living room (open fire) x 2 • Kitchen • dining room (open fire) • Downstairs toilet • Master bedroom with shower and wardrobe • Additional bathroom and shower upstairs • Approximately 2000 sq ft • Double glazed windows with wooden frames • Exterior of house in rendered and painted.

- Heating – oil fired
- Attached garage with wooden door and matching wooden front door.
- Large garden to the rear with grass and planted area enclosed by laurel hedge on 3 sides
- Wooden decking area
- Internally the hall has wooden panelling and all the walls have been painted.
- The hip roof is covered using slate tiles.
- The guttering and pipes are PVC.
- Front drive way is paved.

The house was originally built in 1940's.

(See Figure 1 Existing Elevations, Figure 2 Ground and First floor plans).

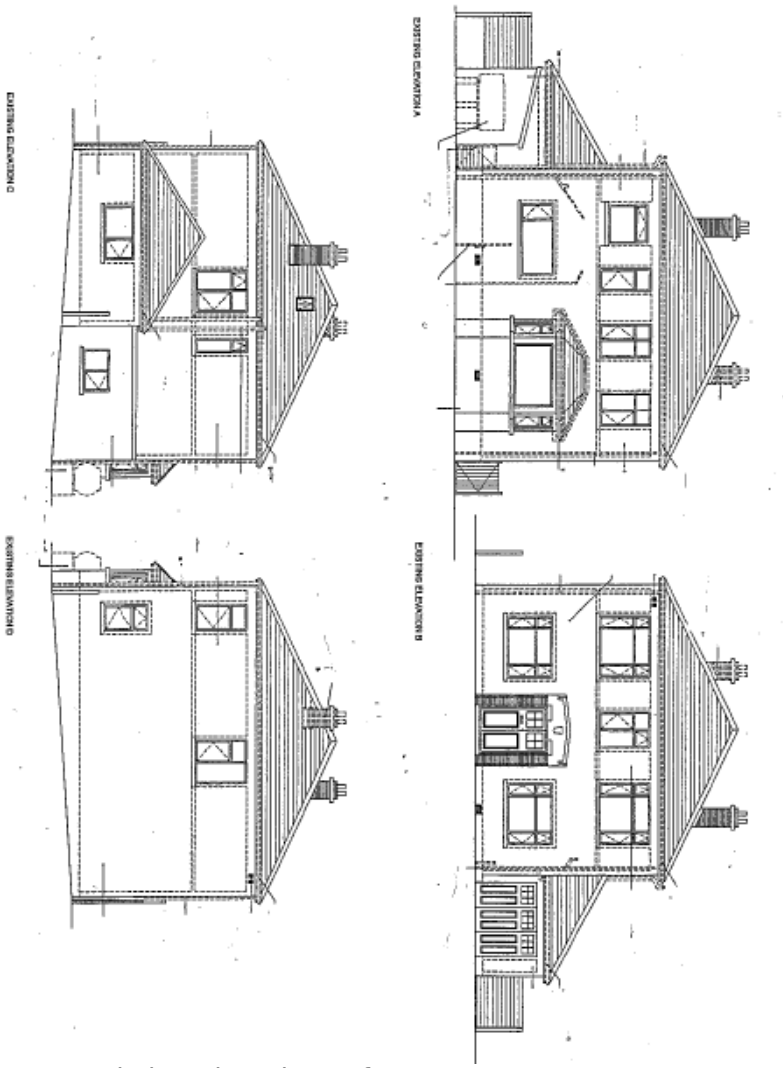
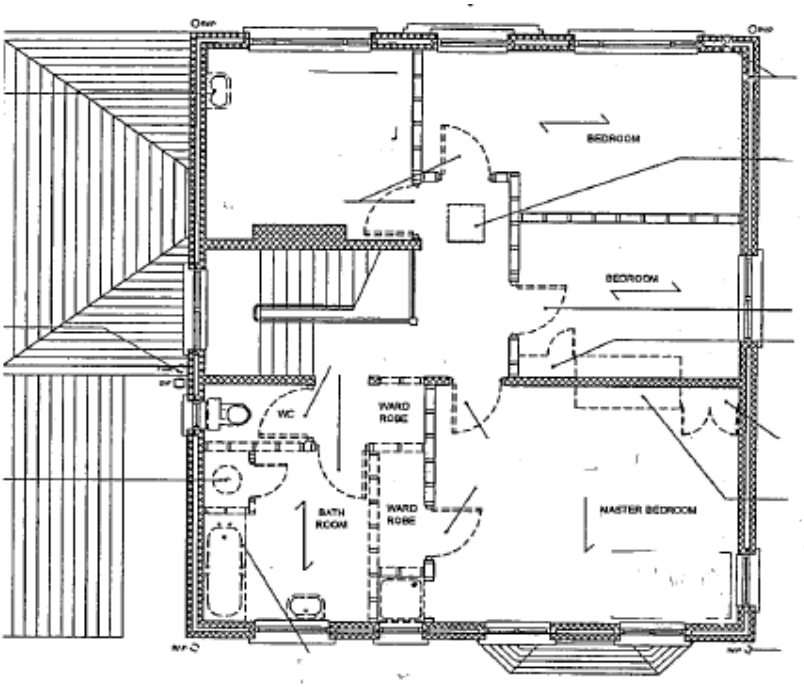


Figure 1 Existing Elevations of House



EXISTING FIRST FLOOR PLAN

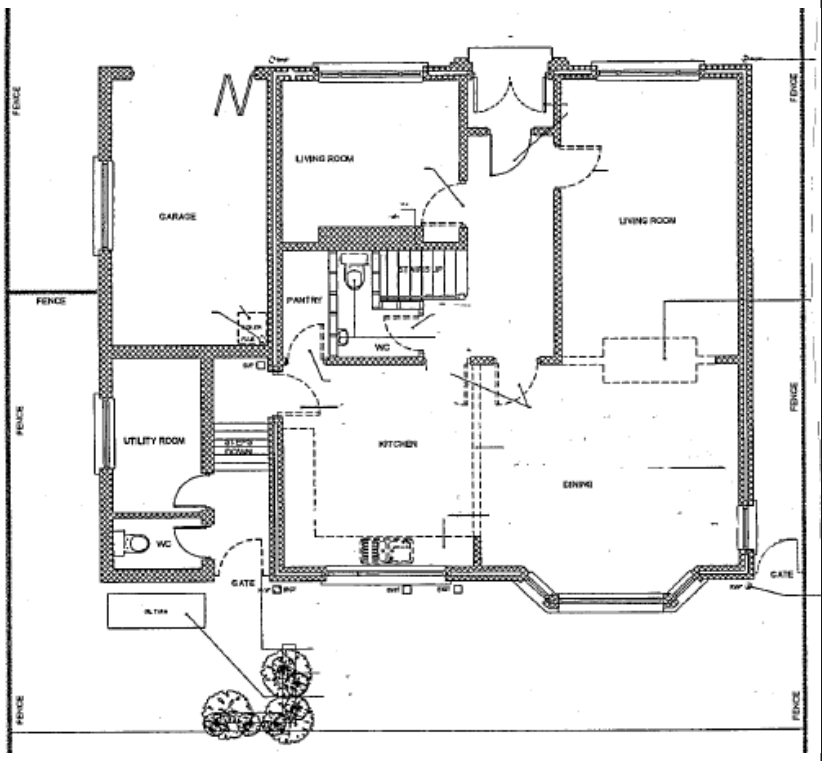


Figure 2 Ground and First Floor Plans

Image 1 of Front of House

Image 2 of Front of House

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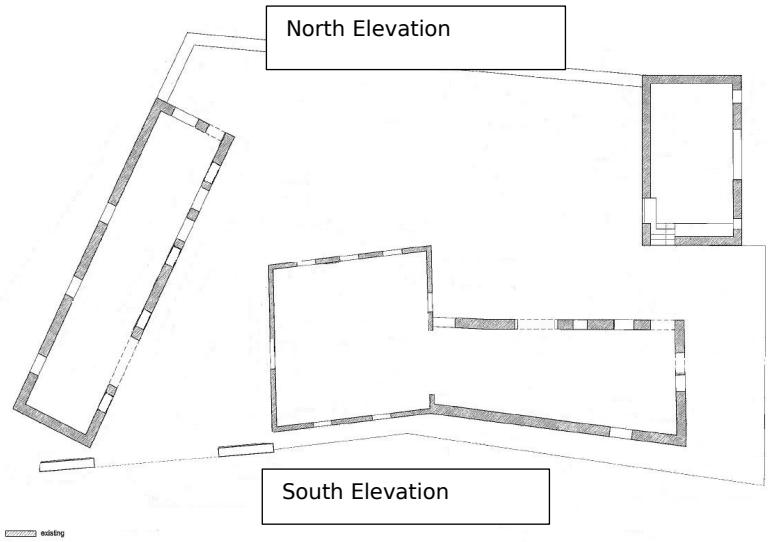
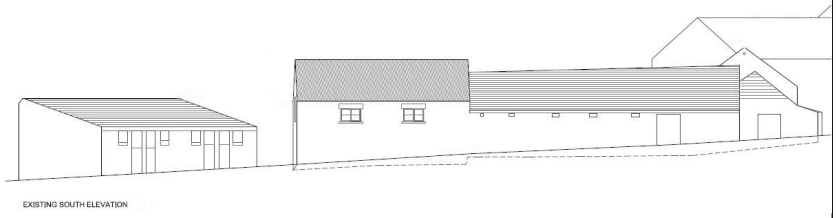
Task 2	Having completed the initial task of completing a maintenance plan for the given property. Your mentor wants to further develop your knowledge in converting and adapting buildings. Initially conduct research into the legislative requirements for conversion and adaptation of buildings. The company is looking to expand their portfolio by converting old farm buildings in to residential properties. Consider the design options for conversion and adaptation of the farm buildings shown below. Produce a comprehensive scheme design and basic specification that meets legislative requirements for the conversion and adaptation of the property. Your mentor has asked you to reflect on your scheme and be able to validate your decisions and recommendations in terms of design, specification and meeting legal requirements.  Site Plan of Farm house North Elevation of Farm Buildings



South Elevation of Farm buildings

Images of farm buildings

Checklist of evidence required	Evidence must include: An illustrated technical report on the legislative requirements for a conversion and adaptation of buildings. The report should include a comprehensive scheme design and basic specification that meets legislative requirements for the conversion and adaptation of the farm buildings. The report should include conclusions validating all your recommendation in terms of design, specification and meeting legal requirements. Your report should include evidence of individual research conducted by the learner for example, case studies, images, sketches and drawings. These will be fully annotated and

	referenced appropriately to support the narrative of the evidence.
Criteria covered by this task:	
Unit/ Criteria reference	To achieve the criteria you must show that you are able to:
24/B.D2	Evaluate the maintenance requirements and the maintenance plan, and their impact in preserving and extending the life of a given property.
24/C.D3	Justify the proposed scheme design and specification, ensuring that it meets legislative requirements for a conversion and adaptation project of a given property.
24/B.M2	Assess how the different approaches to and levels of maintenance can preserve and extend the life of a given property.
24/B.M3	Produce a detailed maintenance plan for a given property.
24/C.M4	Produce a detailed scheme design and outline specification that meets legislative requirements for the conversion and adaptation of a given property.
24/B.P3	Explain how the different approaches to maintenance can preserve and extend the life of properties.
24/B.P4	Describe the different levels of maintenance intervention.
24/B.P5	Produce a maintenance plan for a given property.
24/C.P6	Explain the legislative requirements for a conversion and adaptation of buildings.
2/C.P7	Compare the design options for conversion and adaptation of a given property.
24/C.P8	Produce an outline scheme design and specification for the conversion and adaptation of a given property.
Sources of information to support you with this Assignment	**Textbooks** Douglas J., "Building Adaptation" 2nd Edition 2006 Published by Butterworth-Heinemann ISBN 978-0-7506-6667-1 Chudley R. & Greeno R., "Building Construction Handbook"11th Edition 2016 Published by Routledge ISBN 978-1-318-90709-6 Douglas J. & Ransom B. "Understanding Building Failures" 4th Edition Published by Routledge ISBN 978-0-415-50878-0 **Websites** https://www.gov.uk/government/news/planning-measures-will-make-best-use-of-underused-buildings-for-providing-new-homes The Construction Industry knowledge base: https://www.designingbuildings.co.uk **Above are examples of websites. Further useful resources may be found at** qualifications.pearson.com/en/support/published-

	resources.html
Other assessment materials attached to this Assignment Brief	*N/A*